



Alexander Apartments Newsletter

Body Corporate Newsletter, No 2, November, 2014

WELCOME to the second edition of the Body Corporate Newsletter. The big news for this edition is that following our budget meeting on Friday, 31 October, the committee is pleased to announce that there will be **no increase** in levies for the next financial year.

SPECIAL LEVY

Partial Funding of Modernisation of Both Lifts.

There is light at the end of the tunnel. This special levy in the amount of \$279,390 net (GST inclusive) which commenced April 1, 2012 will finish January 1, 2017. \$100,000 will also come from our Sinking Fund to pay for the modernisation. The estimates are based on the value of the Australian dollar in 2011. We have asked the caretaker to report at each meeting on the lifts. If you notice any faults in the lifts at any time, could you please report these to the caretakers so we have a record of problems that occur.

ELECTRICITY

The committee is still planning on saving money this year with the repeal of the carbon tax but following our Committee Meeting, we were advised that there may be new taxes coming to replace the carbon tax. For now the on-charge to owners and tenants will still be 0.17 cents a kilowatt hour. We have a bulk buy agreement with Origin Energy until December 31, 2016 but following that there may be increases. How does 0.17 cents a kilowatt hour compare to what you are paying at home?

This last year, 5 tenants left without paying their electricity invoices. The committee has been working with the Caretakers and Body Corporate Services to tighten up recovery of money owing for electricity. Those owners who are using an outside real estate agent should go www.alexanderowners.com click on Body Corporate Services and scroll down to AVAILABLE DOCUMENTS to get a "How to get electricity connected for permanent tenants" and "Application for Electricity Connection".

PLEASE NOTE: Following our Meeting, we were advised that there will be new procedures in place for exiting tenants/owners. Previously, the meter has been read at the time of departure but the supply has been left connected. In future, supply will also be disconnected by the meter reader at the time of reading, which means that fridges etc. will need to be cleaned out and turned off at departure to avoid loss of food etc.

SENIORS/PENSIONER ELECTRICITY REBATE

Are you aware that if you are the holders of a Seniors Card (Over 65 not Senior's Business Card), you are entitled to a Government Rebate on your electricity? You will need to fill in a form with your Senior's Card number and send that to Body Corporate Services who will then organise the rebate for you. The form will be available on our website under Body Corporate Services, AVAILABLE DOCUMENTS. Your unit must be your primary place of residence as you cannot claim the rebate for a house elsewhere as well as your unit.

NEWS

The light rail or The G has been a huge success. During the recent Gold Coast 600, visitors (we don't call them tourist anymore thanks to Mayor Tom Tate - they are visitors) were packing the trams. The frequency is every 8 or 10 minutes so there is very little waiting time.

Swinging Safari on the corner of Thornton Street closed in August and a new restaurant is opening in November called "Vintage Velvet". The new venue will keep the vintage theme of its predecessors offering both a casual tapas and a modern Australian a la carte menu.

The Putt Putt golf next to the new restaurant has been bulldozed and cleared. The site has approval for a 30 story high-rise.

NEW MANAGERS

At the Committee Meeting on Friday, 31 October, the present managers announced that they are selling the management rights to Alexander Apartments. Over the next few weeks, the Committee will meet again to interview the prospective new managers to ensure that they are suitable for this position. We will keep you up to date on developments.

SWIMMING POOLS

You may notice a difference in the pool water in the coming months as we change from chlorine to salt water pools. In addition to being a healthy alternative for your skin with no more red eyes, itchy skin or discoloured hair, salt water swimming pools have several advantages over chlorine pools, including fewer chemicals, lower cost of upkeep, and minimal maintenance.

SPECIAL THANKS TO BODY CORPORATE SERVICES

The committee wants to thank Body Corporate Services for agreeing to refund 50% of the insurance commission to the owners. This will be returned to the unit's funds as a credit towards future outlays.

OWNER RELATED INVOICES

Please be advised that in all cases it is an owner's responsibility to determine the cause of a problem within their unit and only if an invoice relates to common property or infrastructure maintenance (which services more than one lot or common ground), is the responsibility the Body Corporate's. For example, if the caretaker engages a tradesperson to investigate a maintenance complaint within a lot, the owner is required to pay for the associated costs, unless it is determined by the Contractor to be a Body Corporate responsibility.

Another example would be if additional work was done to the telephone line to enable connection of an internet line. The telephone was working fine but the tenant wanted an additional service (Internet), which required additional wiring to connect to internet which clearly services the lot only. Any repairs or modifications arising out of this are the owner's responsibility.

WHAT DOES YOUR LEVY PAY FOR?

Here are just some of the charges and fees covered by your levies. These charges are covered by your levies even though they may not have been specifically budgeted for. Here are some examples:

- Alarm Management Charge Qld Fire and Emergency Services \$ 2,721.00
- BAS Generation Fees \$759.00
- Workcover Queensland \$290.00
- Australian Taxation Office Tax - Installments \$1046.00
- Wages Declaration Completion \$60.00
- Pool Safety Inspections \$109.00 and \$200
- Annual Safety Report \$788.00
- Annual Valuation Notice \$216.77
- VOC BCS \$210.00
- Work Health and Safety \$35.00
- Lift Registration Dept Of Justice & Attorney Gen \$897.80

- Network Exemption/Registration Form \$180.00
- BDO Audit \$1,100 and BCS Audit \$550
- Transfer Fees BCS \$108.19
- Fire Advisor Daysheff Fire Systems \$500
- Inspect and Safety Tag all common area appliances \$150
- Safety Inspection Sauna and Spa Pump Room \$125

STAR BMS REPORT

The committee appointed STAR BMS Building Management Services to prepare a common property condition report to determine if the Body Corporate was discharging its legislative duty to maintain the scheme common property in good condition for all lot owners. The Committee then engaged OBM Solicitors to go through the report. They prepared a Remedial Action Notice listing 184 items.

The Committee decided to allow the Managers/Caretakers access to this report and asked that they come back with an Action Plan. Their plan was received on July 14, 2014. The committee received quotes for various items. Inspections were carried out by 3 committee members and the following was decided:

151 Items were cleaned, painted, repaired, replaced or removed for a cost in excess \$14,000

26 Items - no action will be taken at this time.

1 Item - the Manager/Caretaker has agreed to complete by the AGM, December 19, 2014

6 Items are ongoing projects

This was a huge project for the committee to undertake. The committee wants to thank the caretakers and committee members for their assistance with this project.

AGM

The AGM will be held on 19 December, 2014 at 9am at Body Corporate Services, 5 Hicks Street, Southport Q 4215. You will soon be receiving voting forms to select your Body Corporate Committee for the next 12 months. If you have any questions or concerns please feel free to contact any one of the Committee or the Body Corporate Manager.

Kind Regards

Alexander Apartments Body Corporate Committee

CHAIRPERSON – Wayne Wright (Lot 40)

TREASURER – Glenda Crew (Lot 27)

SECRETARY – Steve North (Lot 7)

COMMITTEE MEMBERS

- Daphne Mole (Lot 17)

- Andrew Hogarth (Lot 53)

- Ray Stephenson (Lot 45)

- David Isbister (Lot 9)